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# Medical Office For Lease

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## Shades Crest Office Building

200 Montgomery Highway Vestavia Hills, AL 35216

- ±8,468 SF fully built-out medical space available for immediate use
- Rare turn-key opportunity for Medical Users
- Highly visible and easily accessible along Highway 31, the most trafficked corridor in Homewood and Vestavia
- Located less than a mile from Brookwood Baptist Medical Center, Target, and Vestavia Hills shopping and dining
- Located near an array of amenities, including restaurants, cafes and shopping centers, providing added convenience for patients and staff
- Professionally managed, providing healthcare professionals with peace of mind and hassle-free management services

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# For Lease

## Shades Crest Office Building

Address	200 Montgomery Highway, Vestavia Hills, AL 35216
Location	Midtown Submarket
Building Size	±46,536 SF
Surface Parking	3.2 spaces / 1,000 SF
Available Space	Suite 215: 8,468 SF
Rental Rate	\$22.50/SF, NNN
Building Features	<ul style="list-style-type: none"><li>• Medical infrastructure in place offering significant value to medical users</li><li>• Monument signage with great visibility along heavily trafficked Highway 31</li><li>• Convenient covered entryway for patient drop off/pick-ups</li><li>• Prominent location in Vestavia Hills with close proximity to the City of Homewood and City of Mountain Brook</li><li>• Four-minute (4) drive to Brookwood Baptist Medical Center</li></ul>



## Location



## PROXIMITY



### BY CAR

**Vestavia Hills City Center**  
2 Minutes

**Brookwood Bapt. Med. Center**  
4 Minutes

**St. Vincent's Hospital**  
12 Minutes

**Grandview Medical Center**  
14 Minutes

**UAB Hospital**  
14 Minutes

